

066.A

0007

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

565,300 / 565,300

USE VALUE:

565,300 / 565,300

ASSESSED:

565,300 / 565,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		VICTORIA RD, ARLINGTON

OWNERSHIP	Unit #:	6
Owner 1: WHITE GEOFFREY L &		
Owner 2: KING VERONIKA Z MCDONALD		
Owner 3:		
Street 1: 6 VICTORIA RD UNIT 6		
Street 2:		

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER			
Owner 1: BRILLANTE LILLIAN A/TRUSTEE -			
Owner 2: VICTORIA ROAD REALTY TRUST -			
Street 1: 6 VICTORIA RD			
Twn/City: ARLINGTON			
St/Prov: MA			
Postal: 02474			

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Vinyl Exterior and 1660 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

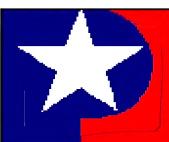
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8268																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	565,300			565,300		313441
							GIS Ref
							GIS Ref
							Insp Date
							07/24/18



USER DEFINED

Prior Id # 1:	42607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	21:34:17
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	565,300	0	.	.	565,300		Year end	12/23/2021
2021	102	FV	548,900	0	.	.	548,900		Year End Roll	12/10/2020
2020	102	FV	540,700	0	.	.	540,700	540,700	Year End Roll	12/18/2019
2019	102	FV	500,000	0	.	.	500,000	500,000	Year End Roll	1/3/2019
2018	102	FV	442,600	0	.	.	442,600	442,600	Year End Roll	12/20/2017
2017	102	FV	403,700	0	.	.	403,700	403,700	Year End Roll	1/3/2017
2016	102	FV	412,800	0	.	.	412,800	412,800	Year End	1/4/2016
2015	102	FV	382,100	0	.	.	382,100	382,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRILLANTE LILLI	57297-569		8/15/2011		370,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/23/2013	1274	Manual	2,989	C					7/24/2018	Measured	DGM	D Mann
									1/10/2014	Info Fm Prmt	EMK	Ellen K
									2/2/2012	NEW CONDO	BR	B Rossignol
									11/15/2011	MLS	EMK	Ellen K

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:						
Sty Ht: 1 - 1 Story																					
(Liv) Units: 1	Total: 1																				
Foundation: 2 - Conc. Block																					
Frame: 1 - Wood																					
Prime Wall: 4 - Vinyl																					
Sec Wall:	%																				
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: BEIGE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: C+ - Average (+)		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1															
Year Blt: 1929	Eff Yr Blt:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L						
Alt LUC:	Alt %:	Frl:	Rating:	Other																	
Jurisdict: G13	Fact: .	WSFlue:	Rating:	Upper																	
Const Mod:				Lvl 2																	
Lump Sum Adj:				Lvl 1																	
				Lower																	
				Totals	RMS: 7	BRs: 3	Baths: 2	HB													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Location:		Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal 2 - Plaster		Total Units:		Interior:	1	7	3														
Sec Int Wall: 8 - Plyw Panel	25 %	Floor: 1 - 1st Floor		Additions:																	
Partition: T - Typical		% Own: 47.50000000		Kitchen:																	
Prim Floors: 3 - Hardwood		Name:		Baths:																	
Sec Floors:	%			Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 1				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 066.A-0007-0006.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:										Total:									